

## REQUEST FOR COUNCIL ACTION

MEETING

DATE: 05-05-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <i>E-4</i>
ITEM DESCRIPTION: Final Plat #03-09 by Leslie A. Lurken to be known as North Park Fourteenth Subdivision. The Applicant is proposing to subdivide approximately 11.42 acres of land into 42 lots for single family development and one Outlot. The Plat also proposes to dedicate new public roadways. The property is located west of Hillsboro Drive NW and east of Fairway Drive NW.		PREPARED BY: Theresa Fogarty, Planner

May 1, 2003

### Planning Department Review:

See attached staff report dated May 1, 2003 recommending approval with the following modifications/conditions:

1. *Dedication of parkland shall be handled in the form outlined in the April 21, 2003 Memorandum from the Rochester Park and Recreation Department.*
2. *The cul-de-sac associated with this plan shall be posted "No Parking" and the roadways identified as "Blossom Lane NW" and "Somersby Court NW" shall be posted "No Parking" along one side of the roadway.*
3. *The owner shall construct and maintain any required temporary sediment basin(s). Said basin(s) shall be on individual lot(s) within this subdivision. All storm water from this plat shall be directed into the temporary sediment basin(s) until such time all other lots draining to individual drainage basins are developed and sodded.*
4. *The applicant shall dedicate Outlot 'A' to the City. In addition, the Applicant shall grade and establish turn prior to deeding to the City.*
5. *The Applicant shall construct a temporary turn-around and dedicate an applicable temporary easement at the westerly extent of the roadway abutting Lot 1, Block 1, and Lot 1, Block 4.*
6. *Prior to recording the Final Plat for this development, the "North" directional shall be corrected on the face of the Final Plat.*

### Council Action Needed:

1. *A resolution approving the plat, subject to conditions indicated by staff, can be adopted.*

### Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, May 5, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. McGhie & Betts, Inc.

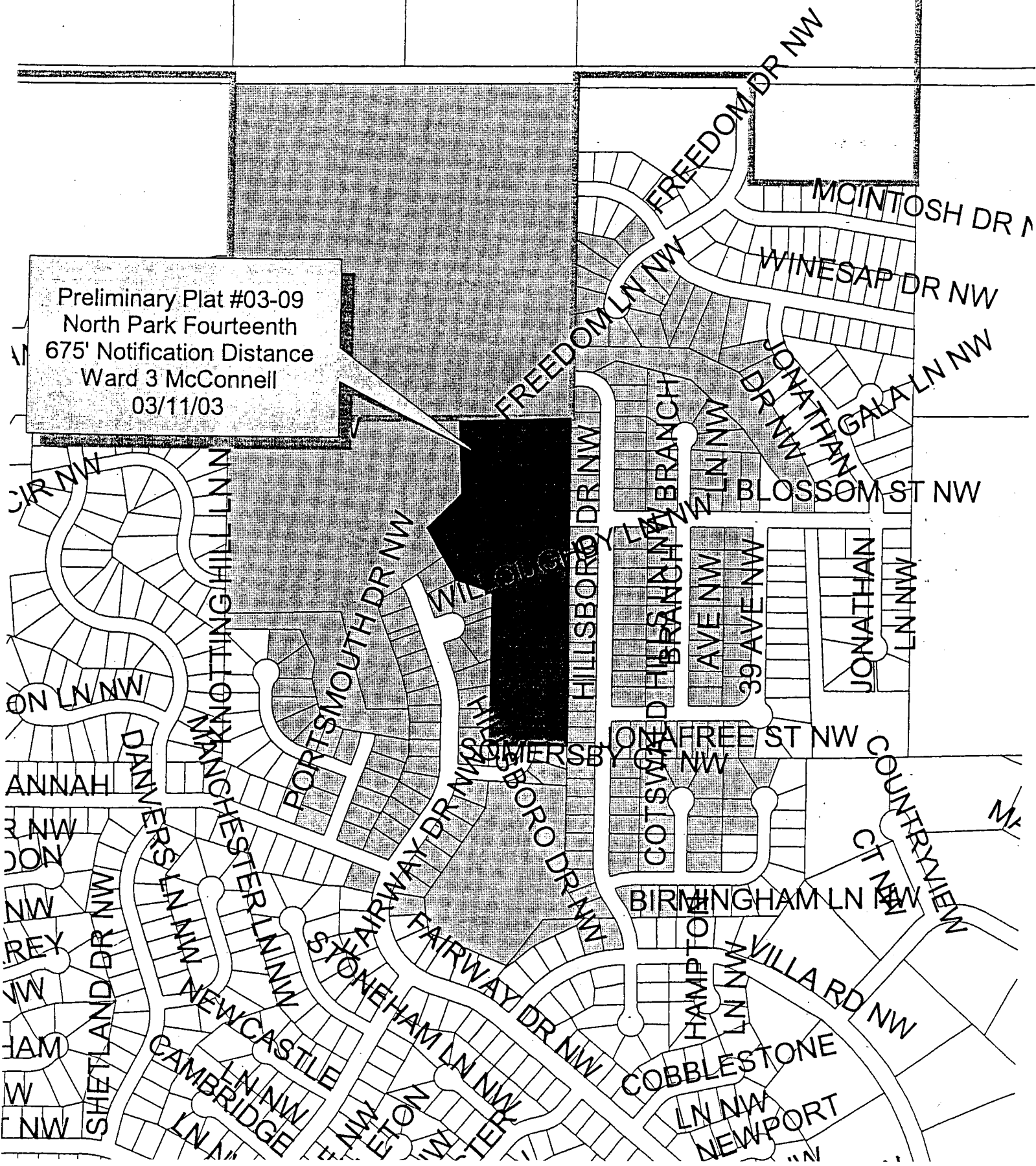
COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

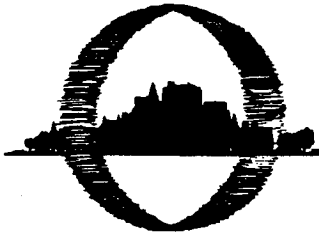




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Preliminary Plat #03-09  
North Park Fourteenth  
675' Notification Distance  
Ward 3 McConnell  
03/11/03





## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF  
*Olmsted*



**TO: Rochester Common Council**

**FROM: Theresa Fogarty, Planner**

**DATE: May 1, 2003**

**RE: Final Plat #03-09 by Leslie A. Lurken to be known as North Park Fourteenth Subdivision. The Applicant is proposing to subdivide approximately 11.42 acres of land into 42 lots for single family development and one Outlot. The Plat also proposes to dedicate new public roadways. The property is located west of Hillsboro Drive NW and east of Fairway Drive NW.**

### **Planning Department Review:**

**Applicant/Owner:** Leslie A. Lurken  
1027 NW 7<sup>th</sup> Street  
Rochester, MN 55901

**Surveyors/Engineers:** McGhie & Betts, Inc.  
1648 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:** Rochester Public Works Department  
Rochester Fire Department  
Rochester Park & Recreation Department

**Report Attachments:**

1. Location Map
2. Copy of Final Plat
3. Referral Comments (3 letters)
4. North Park General Development Plan

### **Development Review:**

**Location of Property:** The property is located west of Hillsboro Drive NW and east of Fairway Drive NW.

**Zoning:** The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

**Proposed Development:** This development consists of 11.42 acres of land to be subdivided into 42 lots for single family development .



**Roadways:**

This plat proposes to dedicate right-of-way for three new roadways.

The first roadway identified "Somersby Court NW" is designed with a 56' right-of-way. This roadway is indicated less than 36 feet and will require "No Parking" signage along one side of the street.

The second roadway identified as "Blossom Street NW" is designed with a 60' right-of-way.

The third roadway identified as "Blossom Lane NW" is designed with a 50' right-of-way ending in a cul-de-sac with a 51' radius. The cul-de-sac is indicated less than 96 feet in diameter and the roadway is indicated less than 36 feet. Therefore, the cul-de-sac and roadway shall be marked "No Parking".

Construction of a temporary turn-around and dedication of an applicable temporary easement is required at the westerly extent of the roadway abutting Lot 1, Block 1 & Lot 1, Block 4.

**Pedestrian Facilities:**

In accordance with current City policy Pedestrian Facilities and the A Development Agreement has been executed for this property which addresses the requirements of pedestrian facilities.

**Drainage:**

The topography of this plat indicates drainage to the south and west.

The Owner shall construct and maintain any required temporary sediment basin(s). Said basin(s) shall be on individual lot(s) within this subdivision. All storm water from this plat shall be directed into the temporary sediment basin(s) until such time all other lots draining to individual drainage basins are developed and sodded.

**Wetlands:**

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. Based on the Soil Survey, no hydric soils exist on the site.

**Public Utilities:**

Final utility construction plans have been approved.

**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 51 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

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**Parkland Dedication:**

The City Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land with payment due prior to recordation of the final plat.

The applicant shall be required to grade and establish turf on Outlot A prior to deeding to the City.

**General Development Plan:**

This property is included within the North Park General Development Plan (GDP). A Type I Amendment to the GDP was approved April 9, 2003 to be consistent with this proposed plat.

**Preliminary Plat Staff Review and Recommendation:**

A preliminary plat for this area was approved by the City Council on April 21, 2003. The approval of the preliminary plat was subject to seven (7) conditions. The conditions are listed below:

1. ***The Plat shall be revised:***
  - a. ***Identifying the roadway named "Street" that goes north from the intersection of Blossom Street NW and Somersby Court NW and then takes a 90 degree turn to the west as "Somersby Court NW".***
  - b. ***Identifying the roadway named "Blossom" as "Blossom Street NW".***
  - c. ***Identifying the cul-de-sac roadway named "Street" as "Blossom Lane NW".***
2. ***Dedication of parkland and the exchange of parkland shall be handled in the form outlined in the March 4, 2003 Memorandum from the Rochester Park and Recreation Department.***
3. ***The Applicant shall dedicate Outlot 'A' to the City. In addition, the Applicant shall grade and establish turf prior to deeding to the City.***
4. ***Grading and Drainage Plans shall be approved by the City Public Works Department prior to the submittal of the final plat. The preliminary Grading Plan indicates a temporary sedimentation basin within the ROW of Blossom Street NW (between Lot 1, Block 2 & Lot 9, Block 1), and temporary sedimentation basin within the ROW of Somersby Court NW (between Lots 7, Block 1 and Lot 12, Block 2). These proposed sediment basins are not permitted within the ROW. The Owner shall construct and maintain any required temporary sedimentation basin(s) on individual lot(s) within the subdivision. All storm water from this plat shall be directed to the temporary sediment basin(s) until such time all other lots are developed and sodded.***
5. ***The Applicant shall construct a temporary turn-around and dedicate an applicable temporary easement at the westerly extent of the roadway abutting Lot 1, Block 1 and Lot 1, Block 4.***

6. *The cul-de-sac and roadway to be named "Blossom Lane NW" and the roadway named and to be named "Somersby Court NW, shall posted "No Parking" along one side of the roadway.*
7. *The applicant shall provide surety that guarantees the site will be fully restored after the completion of the excavation activity. Said surety must be provided prior to commencement of grading activities on the property.*

**Planning Staff Review and Recommendation:**

The Planning Staff has reviewed this final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, and would recommend approval subject to the following conditions or modifications:

1. *Dedication of parkland shall be handled in the form outlined in the April 21, 2003 Memorandum from the Rochester Park and Recreation Department.*
2. *The cul-de-sac associated with this plan shall be posted "No Parking" and the roadways identified as "Blossom Lane NW" and "Somersby Court NW" shall be posted "No Parking" along one side of the roadway.*
3. *The owner shall construct and maintain any required temporary sediment basin(s). Said basin(s) shall be on individual lot(s) within this subdivision. All storm water from this plat shall be directed into the temporary sediment basin(s) until such time all other lots draining to individual drainage basins are developed and sodded.*
4. *The applicant shall dedicate Outlot 'A' to the City. In addition, the Applicant shall grade and establish turn prior to deeding to the City.*
5. *The Applicant shall construct a temporary turn-around and dedicate an applicable temporary easement at the westerly extent of the roadway abutting Lot 1, Block 1, and Lot 1, Block 4.*
6. *Prior to recording the Final Plat for this development, the "North" directional shall be corrected on the face of the Final Plat.*



# ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 4/28/03

The Department of Public Works has reviewed the requested application for Final Plat Request #03-09 for the North Park Fourteenth Subdivision. The following are Public Works comments on the proposal:

1. A Development Agreement has been executed for this property.
2. The Owner will shall construct and maintain any required temporary sediment basin(s). Said basin(s) shall be on individual lot(s) within this subdivision. All storm water from this plat shall be directed into the temporary sediment basin(s) until such time all other lots draining to individual drainage basins are developed and sodded.
3. Construction of a temporary turn-around, and dedication of an applicable temporary easement is required at the westerly extent of the street abutting Lot 1, Block 1, & Lot 1, Block 4.
4. Execution of a City-Owner Contract is required prior to Construction of public infrastructure to serve this development.
5. The North Arrow on the Final Plat is incorrect

Charges/fees applicable to the development of this property are addressed in the Development Agreement and City-Owner Contract, and include:

- ❖ Sewer Availability Charge (SAC)
- ❖ A Proportional Share of the Current Assessment for J9265 Watertower & Trunk Watermain to Serve High Level NW Area
- ❖ Contribution to NWTID
- ❖ Traffic Calming Contribution of \$40.00 per platted lot
- ❖ Stormwater Management (if on-site detention is not provided)
- ❖ Traffic Signs as determined by the City Engineer

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*The hand to reach for...*  
**DAVID A. KAPLER**  
Fire Chief

DATE: April 23, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher  
Fire Protection Specialist

SUBJ: Final Plan 03-09 by Leslie A Lurken to be know as North Park Fourteenth Subdivision.

With regard to the above noted project plan, the fire department has no additional comments above those stated in my letter dated March 10, 2003 for the Land Subdivision Permit:

c: Donn Richardson, RPU, Water Division  
Leslie A Lurken – 1027 NW 7 Street – Rochester, MN 55901  
McGhie & Betts, Inc. 1648 Third Ave SE – Rochester, MN 55904



*The hand to reach for...*  
**DAVID A. KAPLER**  
Fire Chief

DATE: March 10, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher  
Fire Protection Specialist

SUBJ: Land Subdivision Permit (preliminary plat) 03-09 by Leslie A. Lurken to be known as North Park Fourteenth Subdivision.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.

Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" along the cul-de-sac. The cul-de-sac associated with this plan is indicated as less than 96 feet and therefore shall be marked "No Parking".

Streets less than 36 feet in width shall be posted "No Parking" along one side of the street. The streets associated with this plan are indicated as less than 36 feet and will require "No Parking" signage along one side of the streets.

3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
  4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division  
Leslie A. Lurken – 1027 NW 7<sup>th</sup> Street – Rochester, MN 55901  
McGhie & Betts, Inc. – 1648 Third Ave SE – Rochester, MN 55904

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ROCHESTER PARK AND RECREATION DEPARTMENT  
201 FOURTH STREET SE  
ROCHESTER MINNESOTA 55904-3769  
TELE 507-281-6160  
FAX 507-281-6165

## MEMORANDUM

DATE: April 21, 2003  
TO: Jennifer Garness  
Planning  
RE: North Park 14  
Final Plat # 03-09

Acreage of plat.....	11.42 a
Number of dwelling units.....	42 units
Density factor.....	.0244
Dedication .....	1.02 a
Fair market value of land.....	\$14,000

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$14,280 with payment due prior to recordation of final plat.

Applicant should be required to grade and establish turf on Outlot A prior to deeding to City.

Applicant:  
Leslie Lurken  
1027 7 Street NW